

**CLAIMS:**

1           1. A method for enabling a plurality of audit firms, each operating  
2 independently of each other and having a reporting relationship with a  
3 common investment entity to perform substantially identical current net  
4 operating income (NOI) audit practices on behalf of the common investment  
5 entity, each of the plurality of audit firms being adapted to conduct an audit of  
6 a respective real estate property for the purpose of generating an associated  
7 set of current NOI values, said plurality of audit firms using respective copies  
8 of a computer program, the method comprising:

9           deploying said respective copies of said computer program to said  
10 audit firms, said computer program including an interactive global NOI audit  
11 model and user-viewable standards, procedures, documentation, and  
12 reporting requirements, said deployed computer program being adapted for  
13 receiving a respective first input data in connection with the respective real  
14 estate property and generating a respective current NOI audit report  
15 associated with said respective real estate property;

16           inputting said respective first input data by the respective audit firm to  
17 said computer program;

18           receiving by the investment entity at least one said respective current  
19 NOI audit report, said at least one report being generated by a respective  
20 copy of said deployed computer program and reflecting said received  
21 respective first input data, wherein all said received respective current NOI  
22 audit reports have been developed by substantially identical audit practices  
23 resulting from the respective audit firms using said interactive global NOI audit  
24 model and user-viewable standards, procedures, documentation, and  
25 reporting requirements.

1           2. The method as set forth in Claim 1, further comprising:

2           generating a respective underwriting NOI audit report based on said  
3 received respective current NOI audit report, said respective underwriting NOI  
4 audit report being calculated from a second respective input data including



inputting said respective first input data by at least one of said plurality of audit firms into a respective copy of said computer program, said respective first input data corresponding to an associated real estate property; and

generating at least one respective Current NOI audit report by the respective copy of said computer program adapted to calculate said current NOI audit report from said first input data; and

transmitting to the investment entity said at least one respective generated current NOI audit report.

7. An interactive computer program for generating at least one underwriting net operating income (NOI) set of values based on a respective current NOI set of values determined as part of a corresponding current NOI audit of a real estate property, comprising:

a first input module for receiving at least one first item of information;

a second input module for receiving at least one second item of information;

a first calculating module for calculating a current NOI set of values from said at least one first item of information;

a second calculating module for calculating an underwriting NOI set of values from said calculated current NOI set of values and said at least one item of second information; and

an output module for outputting of at least one of the current NOI set of values and the underwriting NOI set of values.

8. The computer program as set forth in Claim 7, wherein said at least one first item of information comprises:



1           13. The product as set forth in Claim 12, wherein said data is at least  
2 one first item of information comprising:

3           static and historical information including deal data, general asset data,  
4 and prior data, income information, and expense information.

1           14. The product as set forth in Claim 13, wherein the income  
2 information comprises:

3           commercial rental income data and commercial lease testing data,  
4 non-commercial lease testing data, commercial recovery analysis data,  
5 percentage rent testing data, and non-commercial income data.

1           15. The product as set forth in Claim 12, wherein the expense  
2 information comprises:

3           real estate tax bill data, tax bill data, insurance data, utilities data,  
4 repair and maintenance data, service contract testing data, management fee  
5 data, general and administrative data, advertising and promotion data,  
6 professional fees and services data, payroll expense data, payroll testing  
7 data, and non-operating expense data.

1           16. The product as set forth in Claim 12, wherein the program and the  
2 output module are functions of at least one spreadsheet computer program.

1           17. The product as set forth in Claim 12, wherein said digital recording  
2 media comprises a magnetic data storage media.

1           18. The product as set forth in Claim 12, wherein said digital recording  
2 media comprises optical data storage media.